

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Homestead Road, Wonga Park Vic 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Wonga Park

Period - From

01/01/2025

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	311 Yarra Rd WONGA PARK 3115	\$1,800,000	11/04/2025
2	15 Paynters Rd WONGA PARK 3115	\$2,500,000	09/12/2024
3	77-79 Homestead Rd WONGA PARK 3115	\$2,350,000	15/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/06/2025 14:36



 4  2  3

Property Type: House
Land Size: 3233 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
March quarter 2025: \$1,715,000

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties



311 Yarra Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  8

Price: \$1,800,000
Method: Private Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 4044 sqm approx



15 Paynters Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 5  4  5

Price: \$2,500,000
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 4009 sqm approx



77-79 Homestead Rd WONGA PARK 3115 (REI)

Agent Comments

 5  3  4

Price: \$2,350,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 4000 sqm approx

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